179.0	0004	0025.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	753,200 / 753,200
					USE VALUE:	753,200 / 753,200
					ASSESSED:	753,200 / 753,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
485		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROWNELL DANIEL &	
Owner 2:	KLATTENHOFF CARLA	
Owner 3:		
Street 1:	485 APPLETON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	JACK MIGUEL D & LISA LYNCH -
Owner 2:	-
Street 1:	485 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,665 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 2214 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4665.000	361,200		392,000	753,200
Total Card	0.107	361,200		392,000	753,200
Total Parcel	0.107	361,200		392,000	753,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.20 | /Parcel: 340.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 121692

GIS Ref

GIS Ref

Insp Date 07/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 179.0-0004-0025.0

!14097!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	361,200	0	4,665.	392,000	753,200	753,200	Year End Roll	12/18/2019
2019	101	FV	281,300	0	4,665.	386,400	667,700	667,700	Year End Roll	1/3/2019
2018	101	FV	281,300	0	4,665.	296,800	578,100	578,100	Year End Roll	12/20/2017
2017	101	FV	281,300	0	4,665.	280,000	561,300	561,300	Year End Roll	1/3/2017
2016	101	FV	281,000	0	4,665.	257,600	538,600	538,600	Year End	1/4/2016
2015	101	FV	264,200	0	4,665.	240,800	505,000	505,000	Year End Roll	12/11/2014
2014	101	FV	263,500	0	4,665.	221,700	485,200	485,200	Year End Roll	12/16/2013
2013	101	FV	263,500	0	4,665.	221,700	485,200	485,200		12/13/2012

PRINT

Date	Time
12/11/20	03:58:35

LAST REV

Date	Time
09/13/18	11:45:51

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14097

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JACK MIGUEL D &	64120-570		8/22/2014		625,000	No	No		
SANBORN THOMAS/	54894-459		6/28/2010		500,000	No	No		
DEROY ROBERT W	46638-172		12/9/2005		499,900	No	No		
PEOPLES JAMES	29849-348		2/26/1999		280,100	No	No		Y

USER DEFINED

Prior Id # 1:	121692
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/24/2014	1574	Re-Roof	7,500					Strip and re-roof.
5/7/2012	580	New Wind	1,811					
8/9/2010	967	New Wind	9,300					REPL 13 WINDOWS
5/15/1998	318	Dormers	35,000					DORMER 12X24

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Missed Appt.	CC	Chris C
7/13/2018	MEAS&NOTICE	CC	Chris C
10/17/2008	Meas/Inspect	355	PATRIOT
5/3/2006	MLS	MM	Mary M
4/1/2000	Inspected	264	PATRIOT
12/22/1999	Measured	264	PATRIOT
6/15/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4665		Sq. Ft.	Site		0	70.	1.20	6									391,964						392,000	

Total AC/HA: 0.10709 | Total SF/SM: 4665 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,964 | Spl Credit | Total: 392,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25975609
Const Adj.:	0.99732518
Adj $ / SQ:	131.921
Other Features:	114638
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404919
Depreciation:	43731
Depreciated Total:	361188

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 2				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

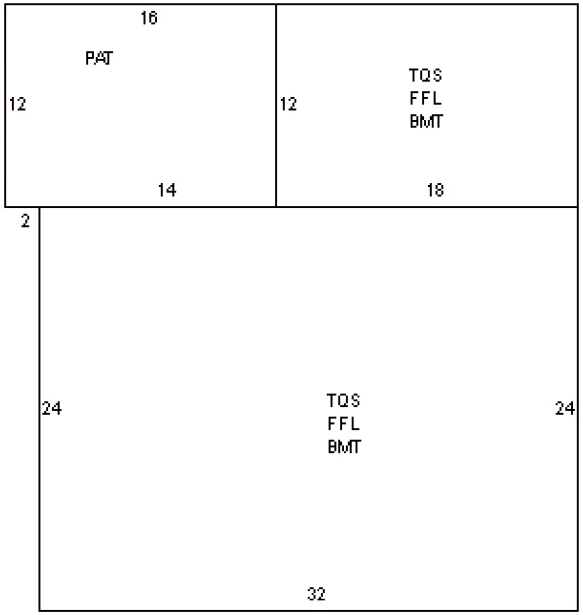
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	131.92
Special Features:	0	Val/Su Net:	124.64
Final Total:	361200	Val/Su SzAd	209.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	984	63.320	62,309
FFL	First Floor	984	131.920	129,810
TQS	3/4 Story	738	131.920	97,357
PAT	Patio	192	4.190	805

Net Sketched Area:	2,898		Total:	290,281	
Size Ad	1722	Gross Are	3144	FinArea	2214

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0004-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc